

MEMORANDUM

FEBRUARY 7, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN F. COYLE, DIRECTOR
SUBJECT: SOUTH COVE URBAN RENEWAL AREA, MASS. R-92
CONFIRMATORY ORDER OF TAKING
DISPOSITION PARCEL P-12A

On December 20, 1984, the Authority finally designated The Salesian Society as Redeveloper of Parcel P-12A, located on Washington Street, near Oak Street, in the South Cove Urban Renewal Area, containing 7,621 square feet, for construction of a five-story building, housing twenty residences for the Salesian Fathers and an electronic school.

It is desired to make an Order of Taking of the above parcel in order to ensure that the Authority holds and can convey good title, unencumbered by any claim which might otherwise be asserted against the property.

This Order of Taking is requested for title perfection purposes only and does not involve the acquisition of any additional land or the award of any additional damages.

I, therefore, recommend that the Authority adopt the appropriate Order of Taking regarding the above Parcel P-12A in the South Cove Urban Renewal Area.

4547

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated FEB 7 1985 relating to portions of the SOUTH COVE URBAN RENEWAL AREA, MASS. R-92, be executed together with a plan entitled, "Boston Redevelopment Authority, South Cove Urban Renewal Area, Project No. Mass. R-92, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel P-12a, P-12b," dated April 27, 1984, and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Robert L. Farrell
Joseph J. Walsh
James K. Flaherty

William A. McDermott, Jr.
Clarence J. Jones

A true copy

ATTEST:

Klaus Furman
Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 8072, page 276, an Order of Taking, dated September 15, 1966, concerning and describing the SOUTH COVE URBAN RENEWAL AREA, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, §40.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant hereto, including any trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel

in an to any and all public streets, highways and public ways
in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the
provisions of the said c. 79, as amended, awards are made by
the Boston Redevelopment Authority for damages sustained by
the owner or owners and all other persons, including all mortgagees
of record, having any and all interest in each parcel described
in ANNEX A and entitled to any damages by reason of the taking
hereby made. The Boston Redevelopment Authority reserves the
right to amend the award at any time prior to the payment thereof
by reason of a change in ownership or value of said property
before the right to damages therefor has become vested or for other
good cause shown. The awards hereby made are set forth in
ANNEX B, which ANNEX B is not to be recorded in the Registry
of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the
Boston Redevelopment Authority cause this instrument of Taking
to be recorded in the office of the Suffolk County Registry of
Deeds.

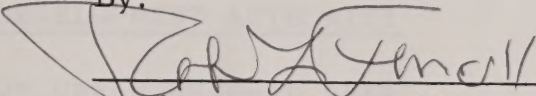
IN WITNESS WHEREOF, we, the following members of
the Boston Redevelopment Authority have caused the corporate
seal of the Authority to be hereto affixed and these presents to

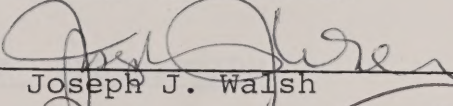
be signed in the name and behalf of the Boston Redevelopment Authority.

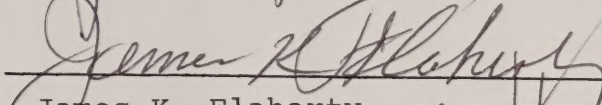
DATED: BOSTON REDEVELOPMENT AUTHORITY

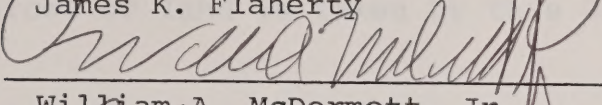
FEB 7 1985

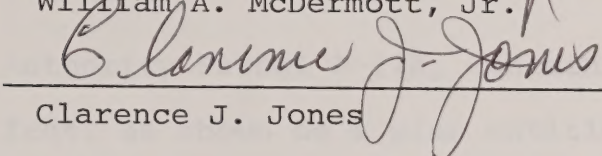
By:


Robert L. Farrell

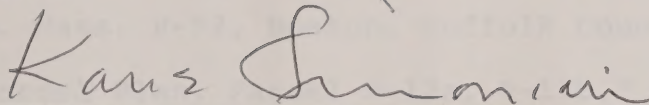

Joseph J. Walsh


James K. Flaherty

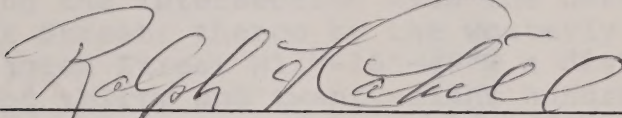

William A. McDermott, Jr.


Clarence J. Jones

ATTEST:


Secretary of the Boston Redevelopment Authority

APPROVED AS TO FORM:


Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

SOUTH COVE URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcel of land is taken by this Order of Taking:

Boston Redevelopment Authority Parcel P-12A, containing approximately 7,621 square feet, as shown on a plan entitled, "Boston Redevelopment Authority, South Cove Urban Renewal Area, Project No. Mass. R-92, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel P-12a, P-12b," dated April 27, 1984, prepared by R. E. Cameron & Associates, Inc., Norwood, Massachusetts, which Plan is recorded herewith. Parcel P-12A is bounded and described as follows:

Beginning at a point on the westerly sideline of Washington Street at a point at the end of a curve marking the intersection with the northerly sideline of Oak Street; thence by the westerly sideline of Washington Street $N11^{\circ}-16'-45"W$ a distance of one hundred thirty and twenty-eight hundredths (130.28') feet, to the point of beginning of Parcel P12-A;

thence turning to the left and running on a bearing of $N78^{\circ}-21'-47"W$ by land N/F Salesian Society, Inc., a distance of eighty-three and thirty-nine hundredths (83.39') feet, to a point;

thence turning to the right and running on a bearing of $N11^{\circ}-06'-19"E$ still by land N/F Salesian Society, a distance of sixty-nine and eighty-two hundredths (69.82') feet, to an angle point;

thence continuing on a bearing of $N28^{\circ}-26'-19"E$ still by land N/F Salesian Society, a distance of seventeen and thirty-two hundredths (17.32') feet to a point;

thence turning to the left, still by land N/F Salesian Society, Inc., on a bearing of $N59^{\circ}-20'-07"W$ a distance of eight and ninety-nine hundredths (8.99') feet;

thence continuing still by land N/F Salesian Society, Inc., on a bearing of $N57^{\circ}-43'-02"W$ a distance of twenty-one and forty-five hundredths (21.45') feet; to an angle point;

thence continuing still by land N/F Salesian Society, Inc., on a bearing of $N44^{\circ}-03'-27"W$ a distance of thirty-six and thirteen hundredths (36.13') feet, to a point;

thence turning to the right and running on a bearing of S78°-33'-55"E a distance of ninety-nine and ninety-four hundredths (99.94') feet to a point;

thence turning to the right and running on a bearing of S11°-26'-05"E a distance of sixty-six and seventeen hundredths (66.17') feet, to a point;

thence turning to the left and running on a bearing of S78°-33'-55"E a distance of nine and no hundredths (9.00') feet, to a point;

thence turning to the right and running on a bearing of S11°-26'-05"E, a distance of twelve and no hundredths (12.00') feet, to a point;

thence turning to the left and running on a bearing of S78°-33'-55"E, a distance of forty-and twenty-three hundredths (40.23') feet, to a point on the westerly sideline of Washington Street;

thence by the westerly sideline of Washington Street on a bearing of S11°-16'-45"W a distance of forty-one and six hundredths (41.06') feet, to the point of beginning of Parcel Pl2-A;

Said parcel containing an area of 7621 ⁺/₂ square feet or approximately 0.175 acres as prepared by R. E. Cameron & Associates, dated April 27, 1984.

The owner of the parcel of land hereby taken is unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

SOUTH COVE URBAN RENEWAL AREA

AWARD OF DAMAGES

No Awards are to be made with this Order of Taking.